

May 13, 2008

To: Brock & Scott, PLLC

Att: Suzanne Henderson

Fm: Harriet Oneto, Dare County

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Owner: John H. Partridge and wife, Catherine Partridge

Property Address: 40291 Moore Way, Avon, NC 27915

Legal Description: Lot 7, Kinnakeet Subdivision

Chain of Title:

Grantor: James I. Gray et al

Grantee: H. C. Jennette and wife, Mary M. Jennette

Dated: March 9, 1959

Recorded: November 19, 1959 in Book 84, Page 83

H. Carter Jennette died October 4, 1973 – Estate File 75-E-86 in the office of the Clerk of Court of Dare County, North Carolina.

Mary Moore Jennette died July 21, 1974 – See copy of her last will and testament. Estate File 74-E-86 in the office of the Clerk of Court.

A quitclaim was filed by the trustees of St. John's United Methodist Church for the parcel known as the J. C. Quidley Tract:

Grantor: Ervin M. Farrow et al, trustees of the St. John's United Methodist Church

Grantee: Wachovia Bank & Trust Company, N. A. as trustee under the will of Mary Moore Jennette for Frances J. Deatherage et al

Dated: November 30, 1987

Recorded: December 30, 198 in Book 545, Page 648

Plat of Kinnakeet Subdivision was filed on September 5, 1979 in Plat Cabinet A, Slide 196 in the office of the Register of Deeds of Dare County, North Carolina.

Deeds:

Grantor: Wachovia Bank and Trust Company, N.A. as Trustee under the Will of Mary Moore Jennette

Grantee: Clay Abner Deatherage and Carter Ellsworth Deatherage

Dated: October 25, 1995

Recorded: October 27, 1995 in Book 1015, Page 182

Grantor: Clay Abner Deatherage and Carter Ellsworth Deatherage

Grantee: Abner E. Deatherage and Frances J. Deatherage, Trustees for The Clay Abner Deatherage and Carter E. Deatherage Irrevocable Trust

Dated: October 27, 1995

Recorded: October 27, 1995 in Book 1015, Page 185

Grantor: Frances J. Deatherage, Trustee for The Clay Abner Deatherage and Carter E. Deatherage Irrevocable Trust

Grantee: Clay Abner Deatherage and Carter E. Deatherage

Dated: November 21, 1997

Recorded: November 21, 1997 in Book 1146, Page 860

Grantor: Carter E. Deatherage, unmarried, and Clay Abner Deatherage and wife, Katherine Ingram Deatherage

Grantee: David M. Perricone and wife, Ingunn J. Perricone

Dated: January 4, 2000

Recorded: January 31, 2000 in Book 1316, Page 148

Grantor: David M. Perricone and wife, Ingunn J. Perricone

Grantee: John H. Partridge and wife, Catherine Partridge

Dated: March 21, 2002

Recorded: April 29, 2002 in Book 1425, Page 68

**Deed of Trust:**

Lender: Greenpoint Mortgage Funding, Inc.

Dated: April 25, 2002

Recorded: April 25, 2002 in Book 1427, Page 69

Amount Secured: \$460,000.00

There are two appointment of substitute trustee filed:

Book 1732, page 166 – recorded on June 8, 2007 – appointed Kenneth D. Cavins or Matressa Morris or Priority Trustee Services of NC, LLC as substitute trustee in deed of trust recorded in Book 1427, Page 69.

Book 1752, Page 481 – recorded on December 21, 2007 – appointed Grady I. Ingle or Elizabeth Ells as substitute trustee in deed of trust recorded in Book 1427, Page 69.

This deed of trust has been foreclosed: File 08-SP-7 in the office of the Clerk of Superior Court of Dare County, North Carolina.

**Clerk's Office Search:**

File 07-M-934 – Notice of Federal Tax Lien filed October 22, 2007 in the amount of \$68,531.64 – Name of taxpayer: Catherine Partridge.

File 07-M-933 – Notice of Federal Tax Lien filed October 11, 2007 in the amount of \$68,531.64 – Name of taxpayer: John H. Partridge

File 08-M-130 – Notice of Federal Tax Lien filed January 22, 2008 in the amount of \$87,474.66- Name of taxpayer: Catherine Partridge.

continued

File 08-SP-7 – foreclosure of deed of trust recorded in Book 1427, Page 69, Dare County Registry by Grady In Ingle or Elizabeth B. Ells, Substitute Trustee. The last document in the file is an Amended Notice of sale, which set the sale date for March 28, 2008. This is the last document in the file. There are no documents indicating the sale was held.

Other:

Restrictive covenants recorded in Book 284, Page 710, Dare County Registry.

Easement of right of way to Cape Hatteras Electric Membership Corporation recorded in Book 127, Page 30, Dare County Registry.

Easement of right of way to Cape Hatteras Electric Membership Corporation recorded in Book 294, Page 16, Dare County Registry.

Easements of right of way which may exist for the construction, operation and maintenance of public utility lines over the premises.